

WHERE TO INSPECT THE DETAILS AND HAVE
YOUR SAY:

Electronic copies of draft amendment C198 to the Hume Planning Scheme and the Craigieburn North Employment Area PSP and DCP are available from the following websites:

www.mpa.vic.gov.au
www.dtpli.vic.gov.au/publicinspection

You can also review these documents in hardcopy during business hours at the locations listed below:

METROPOLITAN PLANNING AUTHORITY
Level 25
35 Collins Street
MELBOURNE VIC 3000

HUME CITY COUNCIL
1079 Pascoe Vale Road
BROADMEADOWS VIC 3000



INFORMATION SESSION

An informal drop-in information session will be held where you can discuss the PSP, DCP and associated amendment documents with representatives from the MPA and Hume City Council on:

Wednesday 22 April, 2015

5.00pm to 7.00pm

Hume Global Learning Centre Craigieburn, 75-95 Central Park Avenue, CRAIGIEBURN VIC 3064 (Melway Ref: 386 F7)

If you are unable to attend but still wish to discuss the amendment, please contact the MPA to arrange a separate meeting time.

MAKING A SUBMISSION

If you wish to make a submission, this must be made to the Metropolitan Planning Authority at the address provided or via e-mail to amendments@mpa.vic.gov.au. Please ensure that any submission references Amendment C198 to the Hume Planning Scheme in the title and is received by **Monday 11 May, 2015**.

FOR MORE INFORMATION PLEASE CONTACT:
METROPOLITAN PLANNING AUTHORITY

t. 9651 9600

Bruce Hunter, Structure Planning Manager
bruce.hunter@mpa.vic.gov.au

Zoe Dillon, Senior Structure Planner
zoe.dillon@mpa.vic.gov.au

Rob Ball, Urban Planning Manager
rob.ball@mpa.vic.gov.au

HUME CITY COUNCIL

Gareth Edgley, Senior Strategic Planner
garethe@hume.vic.gov.au
(03) 9205 2752

8,200 JOBS

CONSERVATION OF THE ENDANGERED AND
VULNERABLE GROWLING GRASS FROG

NEW ARTERIAL ROAD LINKS



JOBS FOR THE FUTURE

This newsletter updates landowners and other interested parties about the proposed Precinct Structure Plan (PSP) for the Craigieburn North Employment Area. It explains how this area is being planned, what changes will be made in the Hume Planning Scheme, and explains how to submit your views to the Metropolitan Planning Authority (MPA) on the PSP.

The MPA, in collaboration with Hume City Council, has prepared a Precinct Structure Plan (PSP) and Development Contributions Plan (DCP) to guide the development of the proposed Craigieburn North Employment Area. The draft plans are now available for public comment.

A PSP sets the vision for developing new precincts, and is the primary plan for guiding new development in growth areas. A draft future urban structure is shown on the next page.

Located in Craigieburn, the planned precinct covers an area of 488 hectares that will ultimately provide up to 8,200 jobs in retail, office and industrial premises. The PSP promotes a high-quality, mixed employment area that will benefit from its visibility to the Hume Freeway and will leverage the natural amenity of Merri Creek.

The Craigieburn North Employment Area PSP is bound by Donnybrook Road to the north, Merri Creek and the Sydney-

Melbourne railway line to the east, the Hume Freeway in the west, and the proposed Amaroo Business Park to the south.

Consultation with key State departments, agencies, utility providers and Hume City Council has helped shape these plans.

Since the last landowner newsletter, background reports have been completed and have informed the preparation of the PSP and DCP documents.

The reports include information on biodiversity and aboriginal cultural heritage values along Merri Creek, transport network and intersection modelling, employment and retail demand analysis, and infrastructure costs. Finalised reports are available on the MPA website.

The MPA wishes to hear your views on the draft PSP, DCP and amendment documents. Please provide your submission to the MPA in writing by **Monday 11 May 2015**.

Notice for Submissions

*Please note: Submissions are provided to the Metropolitan Planning Authority in accordance with Part 3 of the Planning and Environment Act 1987. Submissions are part of an open public process where all parties affected by the planning scheme can provide input into the amendment.

If you choose to make a submission, you consent to your submission being made public, and being identified as the author of the submission. Your submission will be made available for public inspection at the premises of the MPA until two months after gazettal of the resulting planning scheme amendment. Submissions will also be made available

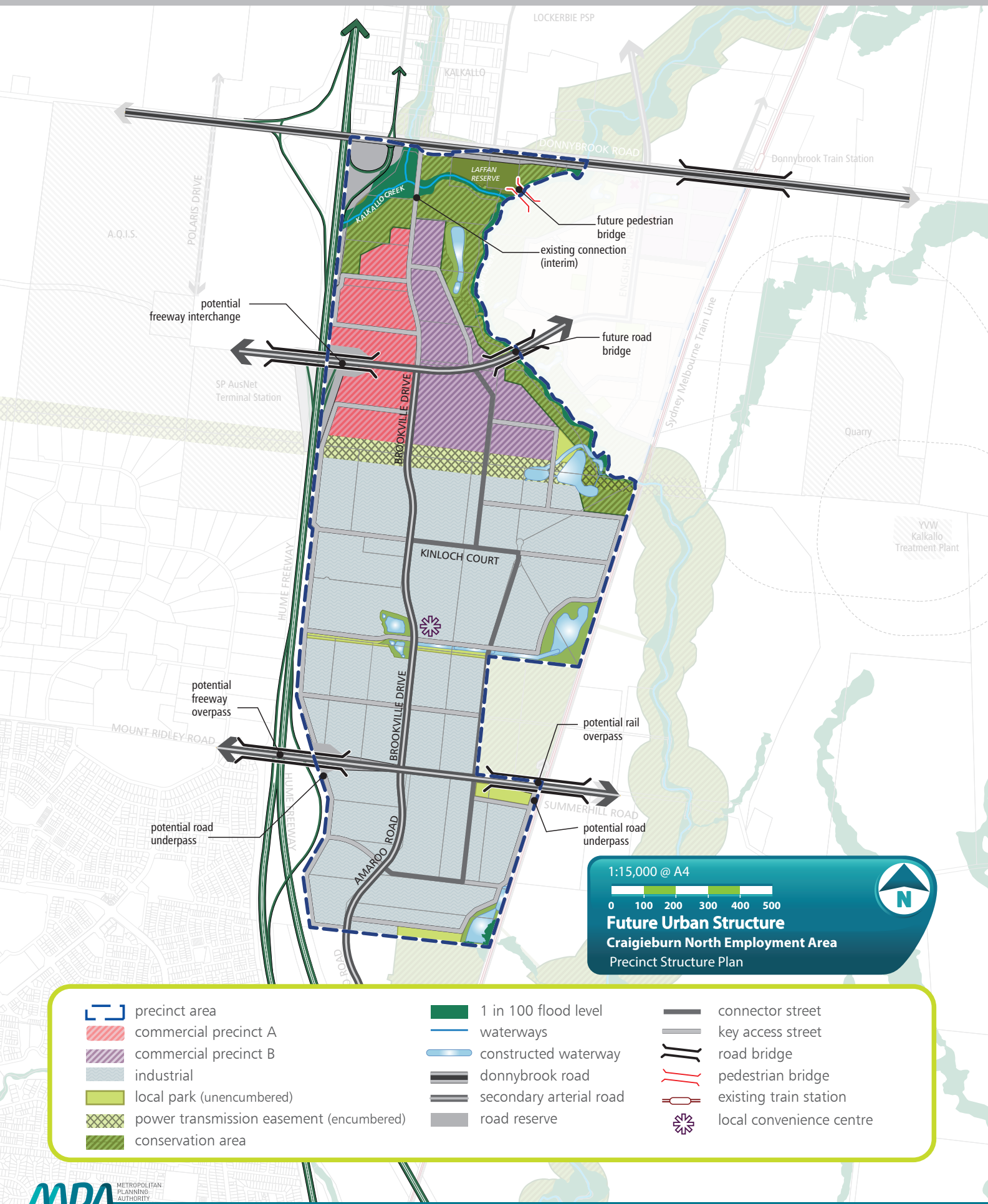
electronically to relevant local councils and other involved government organisations in addition to developers, landowners, other submitters and interested parties on request.

Your contact details will be removed from your submission before it is released to other parties, but may be used to contact you in relation to the amendment.

By making a submission, you also give permission for copyright material to be copied and made public.

For further information consult the MPA website at www.mpa.vic.gov.au or phone the MPA (9651-9600).





PLAN DETAILS

Key elements of the Future Urban Structure Plan include:

- New industrial and commercial development with local conveniences for future employees;
- Upgrade of Brookville Drive/Amaroo Road and Summerhill Road to an arterial road standard;
- Construction of a new east-west bridge across Merri Creek to link the Hume Freeway to Donnybrook Road and improve connections in the precinct;
- Reservation of land for a potential city-bound freeway interchange to connect the centre of the precinct with the Hume Freeway;
- Reservation of land for a future overpass of the Hume Freeway and the Sydney-Melbourne railway line for Summerhill Road;
- Local parks with integrated water features and retention of existing trees;
- Ponds and habitat areas in the Merri and Kalkallo Creek corridors for the protection of the endangered Growling Grass Frog;
- Street layouts that provide an interface to the Hume Freeway, Merri and Kalkallo Creeks and the Sydney-Melbourne railway line.

The MPA is also planning the development of the adjacent English Street Precinct (PSP 25.2) in the City of Whittlesea.

The precincts have been planned together to ensure the effective provision of infrastructure, community assets and open space.

PROPOSED CHANGES TO THE HUME PLANNING SCHEME

AMENDMENT C198 (CRAIGIEBURN NORTH EMPLOYMENT AREA PSP & DCP)

The amendment:

- Incorporates two new documents into the planning scheme by listing them in the Schedule to Clause 81.01:
 - o Craigieburn North Employment Area Precinct Structure Plan, April 2015
 - o Craigieburn North Employment Area Development Contributions Plan, April 2015
- Inserts Schedule 8 to the Urban Growth Zone (UGZ8) to the Hume Planning Scheme and applies UGZ8 to land in the amendment area. This zone sets out the land use and development controls for the precinct. The zone requires land use and development to be generally in accordance with the incorporated Craigieburn North Precinct Structure Plan;
- Inserts Schedule 8 to the Special Use Zone (SUZ8) to the Hume Planning Scheme and applies SUZ8 to the transmission line within the amendment area;
- Rezones land identified as Conservation Area 34 in the Biodiversity Conservation Strategy along the Merri Creek from Farming Zone (FZ) to Rural Conservation Zone (RCZ);
- Inserts Schedule 2 to the Incorporated Plan Overlay (IPO2) to the Hume Planning Scheme and applies IPO2 to land within the Rural Conservation Zone identified as Growling Grass Frog conservation area;
- Inserts the Development Contributions Plan Overlay Schedule 8 (DCPO8) into the Hume Planning Scheme and applies DCPO8 to the amendment area for the purpose of levying contributions for the provision of works, services and facilities in relation to development within the Development Contributions Plan area;
- Amends the Public Acquisition Overlay (PAO1) to extend the PAO1 to land south of Donnybrook Road to allow for the widening and construction of Donnybrook Road, and to land to the east and west of the Hume Freeway to allow for a future freeway interchange;
- Removes the Design and Development Overlay Schedule 1 (DDO1) from land within the amendment area. This overlay is no longer required within the precinct area as the incorporated Craigieburn North Employment Area Precinct Structure Plan addresses interface issues along the Hume Freeway;
- Amends the Land Subject to Inundation (LSIO) within the amendment area to update maps in line with Melbourne Water mapping;
- Deletes the Rural Floodway Overlay (RFO) from the land within the amendment area. This overlay is no longer required as the Land Subject to Inundation Overlay (LSIO) addresses land which is subject to 1 in 100 year flooding along the Merri Creek;
- Deletes the Environmental Significance Overlay Schedule 2 & Schedule 10 (ESO2 & ESO10) from the land within the amendment area. This overlay is no longer required as the proposed Rural Conservation Zone, Incorporated Plan Overlay Schedule 2 and the Craigieburn North Employment Area Precinct Structure Plan designate and protect areas of environmental significance in the Merri Creek;
- Amends the schedule to Clause 52.01 to require public open space contributions in the Craigieburn North PSP area when land is subdivided;
- Amends the schedule to Clause 52.17 to identify native vegetation that can be removed without the need for a planning permit;
- Amends the schedule to Clause 61.03 to update maps in the Hume Planning Scheme; and
- Amends the schedule to Clause 94 and Clause 95 to include VicSmart provisions for buildings and works in relation to industrial areas, car parking and signage.